

1.10 ± HARD CORNER PARCEL

AVAILABLE NEC S. KIRKMAN RD. & RALEIGH ST. // ORLANDO, FL

PROPERTY HIGHLIGHTS

- 1.10 acres (47,871 SF) available for lease.
- Located at the northeast corner of S. Kirkman Rd. & Raleigh St., which sees more than 72,000 vehicles per day.
- Across from a new retail development anchored by 24 Hour Fitness, Wawa and Arby's.
- Less than 1 mile from Valencia College's west campus with more than 29,744 students.
- Densely populated area with more than 3,300 multifamily units within half a mile.

NEARBY RETAILERS







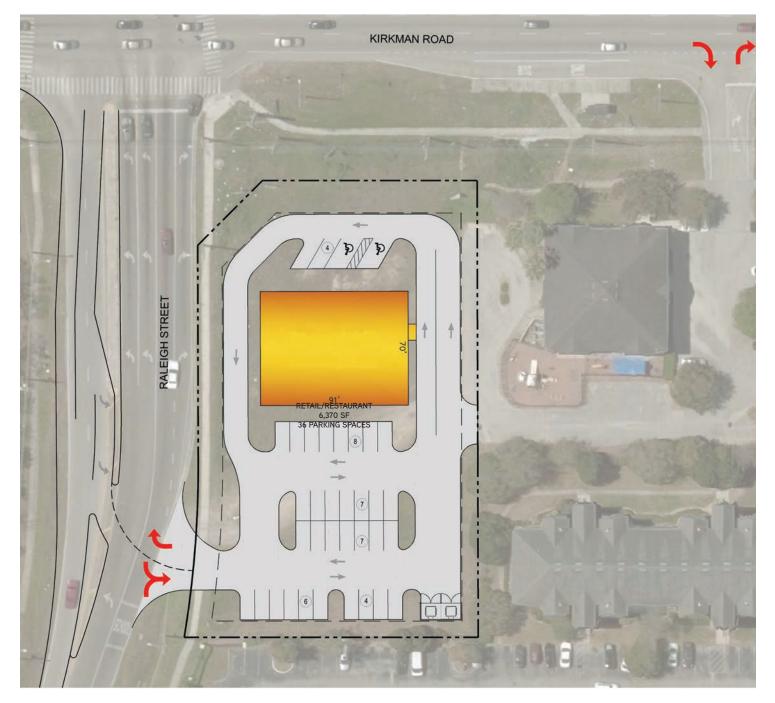
LOCATION MAP



CONTACT US

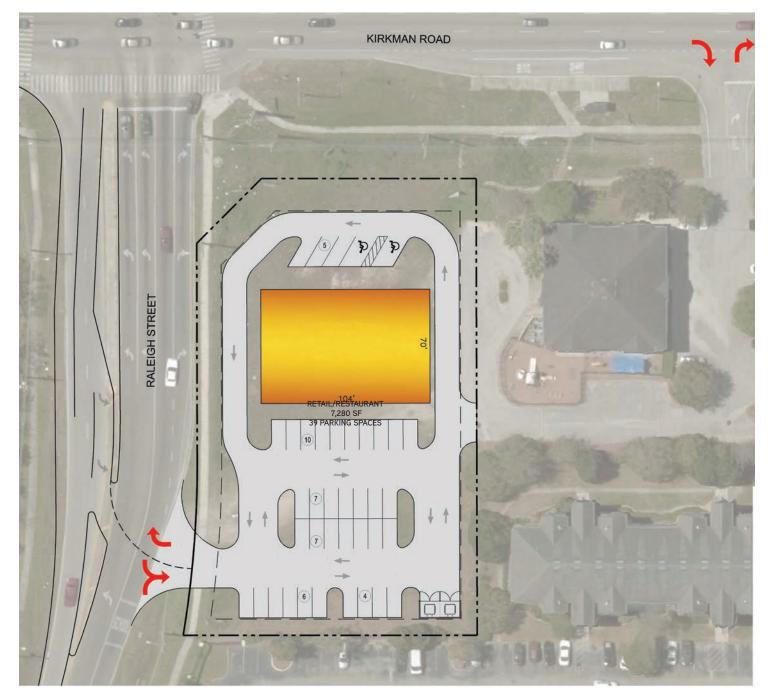
Jorge Rodriguez, CCIM Executive Managing Director, Retail Services +1 407 362 6141 jorge.rodriguez@colliers.com Colliers International 255 S. Orange Avenue, Suite 1300 Orlando, FL 32801 www.colliers.com

SITE PLAN



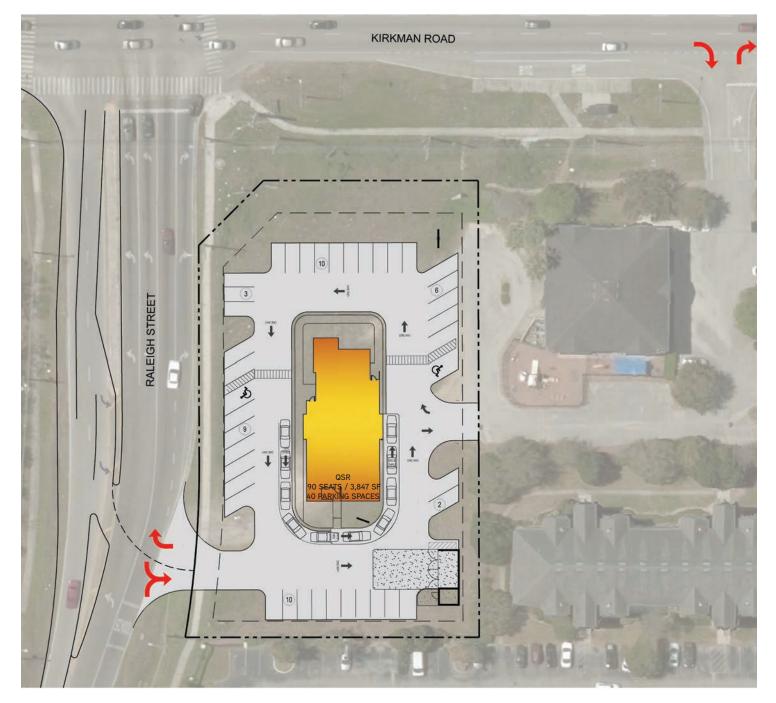
CONCEPT 1

SITE PLAN



CONCEPT 2

SITE PLAN



CONCEPT 3

MARKET AERIAL



DEMOGRAPHICS



Population 1-Mile: 20,829 3-Mile: 122,891 5-Mile: 298,454



Daytime Population 1-Mile: 14,645 3-Mile: 102,608 5-Mile: 365,355



Average HH Income 1-Mile: \$46,909 3-Mile: \$54,909 5-Mile: \$59,954 Hi 1-1 3:: 5-

Households 1-Mile: 7,790 3:Mile: 46,105 5-Mile: 107,821

document has been prepared by Colley's International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to warranties of content, accurations international to advertising and general information colliciers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there updication is the copyrighted property of Colliers International and/or its licensor(s). COLIB All rights reserved.